077.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,192,100 / 1,192,100
					USE VALUE:	1,192,100 / 1,192,100
					ASSESSED:	1,192,100 / 1,192,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
418		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALINAS ALEJANDRA
Owner 2:	PETRARCA STEPHEN DOMENIC
Owner 3:	
Street 1:	418 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARVARD DEVELOPMENT LLC -
Owner 2:	-
Street 1:	405 WALTHAM ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 14,637 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 3446 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

Helen Makaretz d

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14637.000	694,600	10,400	487,100	1,192,100
Total Card	0.336	694,600	10,400	487,100	1,192,100
Total Parcel	0.336	694,600	10,400	487,100	1,192,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.91 | /Parcel: 345.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 48610

GIS Ref

GIS Ref

Insp Date 08/02/19

!6391!

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	694,500	10400	14,637.	487,100	1,192,000	1,192,000	Year End Roll	12/18/2019
2019	101	FV	326,700	0	14,637.	487,100	813,800	813,800	Year End Roll	1/3/2019
2018	101	FV	326,700	0	14,637.	417,500	744,200	744,200	Year End Roll	12/20/2017
2017	101	FV	326,700	0	14,637.	389,700	716,400	716,400	Year End Roll	1/3/2017
2016	101	FV	326,700	0	14,637.	334,000	660,700	660,700	Year End	1/4/2016
2015	101	FV	307,600	0	14,637.	299,200	606,800	606,800	Year End Roll	12/11/2014
2014	101	FV	307,600	0	14,637.	277,000	584,600	584,600	Year End Roll	12/16/2013
2013	101	FV	307,600	0	14,637.	264,100	571,700	571,700		12/13/2012

PRINT

Date	Time
12/10/20	21:10:38

LAST REV

Date	Time
12/26/19	16:56:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVARD DEVELOP	73324-369	1	9/23/2019		1,365,000	No	No		
MAKARETZ MICHAE	72126-592	1	1/15/2019	Estate/Div	604,000	No	No		
MAKARETZ HELEN	42843-241		5/20/2004	Family	1	No	No		John Makaretz dod 10/5/1991
	8577-478		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1437	Att. Gar	17,500					
1/18/2019	77	Dormers	125,000	O				int & ext reno + d

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2019	Permit Visit	DGM	D Mann
8/2/2019	Meas/Inspect	DGM	D Mann
4/8/2009	Meas/Inspect	189	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14637		Sq. Ft.	Site		0	70.	0.48	4			Med. Tr	-10	Topo	-10			487,112						487,100	

Total AC/HA: 0.33602 | Total SF/SM: 14637 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,112 | Spl Credit | Total: 487,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1929	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07092595
Const Adj.:	1.02989697
Adj $ / SQ:	137.868
Other Features:	139208
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696015
Depreciation:	1392
Depreciated Total:	694623

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	4	Baths:	2	HB	2					

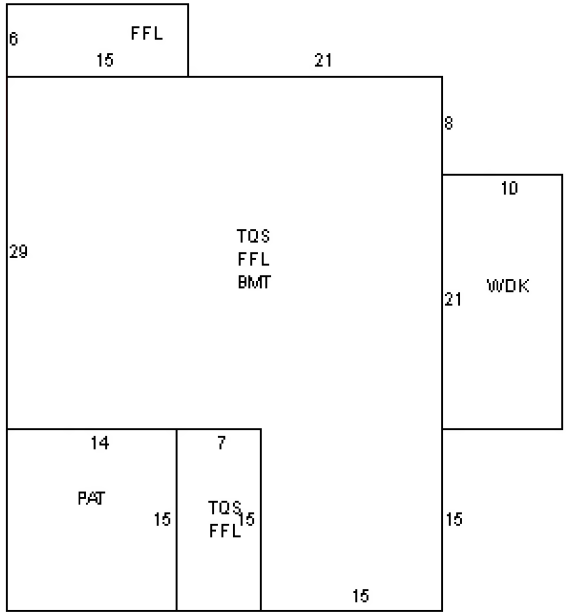
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.82
Special Features:	0	Val/Su Net:	166.01
Final Total:	694600	Val/Su SzAd	278.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,464	137.870	201,839
BMT	Basement	1,269	70.050	88,899
TQS	3/4 Story	1,031	137.870	142,073
PAT	Patio	210	4.160	873
WDK	Deck	210	11.080	2,328

Net Sketched Area:	4,184		Total:		
Size Ad	2494.5	Gross Are	7362	FinArea	3446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X18	G	GD	2019	26.64	T	1	101			10,400			10,400

More:	N	Total Yard Items:	10,400	Total Special Featues:		Total:	10,400